

City Council  
Atlanta, Georgia

09-0-0992

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-09-21  
Date Filed: 5-12-09

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1551 Perry Boulevard, N.W.**, be changed from the I-2 (Heavy Industrial) District to the RG-3 (Residential General-Sector 3) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 224, 17<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

## LEGAL DESCRIPTION

Rezoning 7.78 acres on Perry Boulevard – 6 Parcels combined

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 244 of the 17<sup>th</sup> District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

Commencing at a point marked by an iron pin at the intersection of the Northeasterly side of Perry Boulevard (R/W Varies) and the Easterly side of Hortense Way (a 40 ft. Right of Way), this point is the TRUE POINT OF BEGINNING; thence running North 02 degrees 15 minutes 38 seconds East a distance of 110.55 feet to a point along said right of way; thence turning away North 90 degree East a distance of 123.90 feet to a point; thence turning North 00 degrees 03 minutes 55 seconds East a distance of 34.68 feet to a point; thence turning back South 69 degrees 08 minutes 09 seconds East a distance of 805.11 feet to a point; thence turning South 46 degrees 45 minutes 36 seconds East a distance of 391.32 feet to a point; thence South 15 degrees 22 minutes 19 seconds West a distance of 265.28 feet to a point along said right of way of Perry Boulevard; thence turning along said right of way North 58 degrees 43 minutes 14 seconds West a distance of 640.84 feet to a point; North 58 degrees 43 minutes 14 seconds West a distance of 640.84 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing +/- 7.78 acres.

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